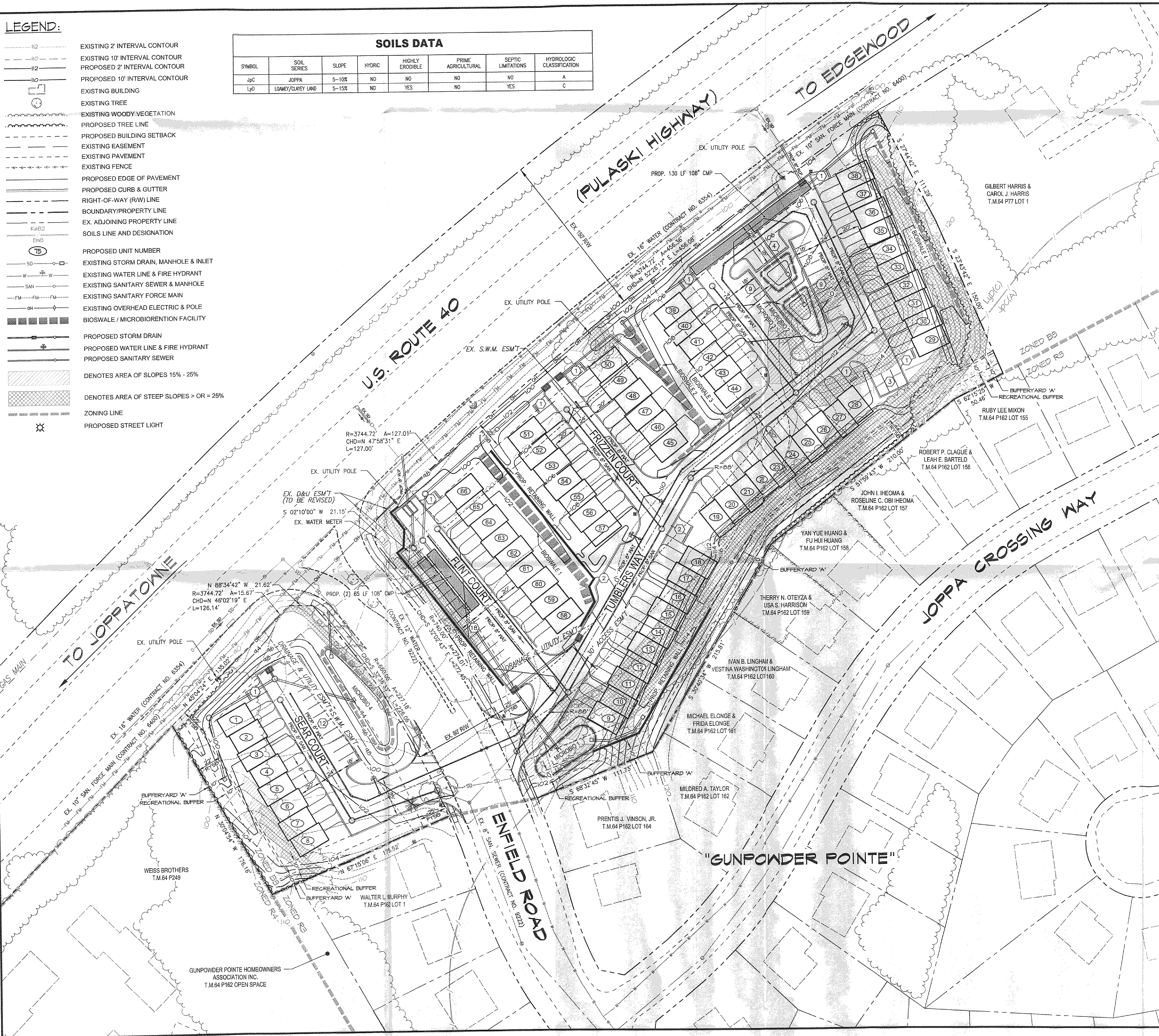


LEGEND:

- 112 --- EXISTING 2' INTERVAL CONTOUR
- 110 --- EXISTING 10' INTERVAL CONTOUR
- 110 --- PROPOSED 2' INTERVAL CONTOUR
- 110 --- PROPOSED 10' INTERVAL CONTOUR
- 110 --- EXISTING BUILDING
- 110 --- EXISTING TREE
- 110 --- EXISTING WOODY VEGETATION
- 110 --- PROPOSED TREE LINE
- 110 --- PROPOSED BUILDING SETBACK
- 110 --- EXISTING EASEMENT
- 110 --- EXISTING PAVEMENT
- 110 --- EXISTING FENCE
- 110 --- PROPOSED EDGE OF PAVEMENT
- 110 --- PROPOSED CURB & GUTTER
- 110 --- RIGHT-OF-WAY (R/W) LINE
- 110 --- BOUNDARY/PROPERTY LINE
- 110 --- EX. ADJOINING PROPERTY LINE
- 110 --- SOILS LINE AND DESIGNATION
- 110 --- PROPOSED UNIT NUMBER
- 110 --- EXISTING STORM DRAIN, MANHOLE & INLET
- 110 --- EXISTING WATER LINE & FIRE HYDRANT
- 110 --- EXISTING SANITARY SEWER & MANHOLE
- 110 --- EXISTING SANITARY FORCE MAIN
- 110 --- EXISTING OVERHEAD ELECTRIC & POLE
- 110 --- BIOSWALE / MICROBIORENTION FACILITY
- 110 --- PROPOSED STORM DRAIN
- 110 --- PROPOSED WATER LINE & FIRE HYDRANT
- 110 --- PROPOSED SANITARY SEWER
- 110 --- DENOTES AREA OF SLOPES 15% - 25%
- 110 --- DENOTES AREA OF STEEP SLOPES > OR = 25%
- 110 --- ZONING LINE
- 110 --- PROPOSED STREET LIGHT

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRO	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
upc	JOPPA	5-10%	NO	NO	NO	NO	A
lyd	LOMEY/CLAYEY LAND	5-15%	NO	YES	NO	YES	C



SITE DATA

- PROPERTY ADDRESS: 321 ENFIELD ROAD, JOPPA, MD 21085
- OWNER/DEVELOPER: COSCAN MARYLAND LLC
8500 EXECUTIVE PARK AVE, SUITE 300
FAIRFAX, VA 22031-2228
- PROPERTY INFORMATION:
T.M. 64 PARCEL 162 LOT 165, 166, 167 & 168
DEED REF: 9458/274
PLAT REF: 78-53, 81-25, 85-5, 94-26
- SITE AREA: 4.469± AC.
- EXISTING ZONING: B3 - GENERAL BUSINESS DISTRICT
CHESAPEAKE SCIENCE AND SECURITY CORRIDOR (CSSC)
- PROPOSED DEVELOPMENT: 66 CONDOMINIUM TOWNHOMES (WITH 1-CAR GARAGE)
- DENSITY:
ALLOWED: 20 UNITS / ACRE @ 4.469± AC. = 89 UNITS
PROPOSED: 66 UNITS (14.77 UNITS/ACRE)
- BUILDING SETBACKS:
FRONTYARD SETBACK: 25'
REARYARD SETBACK: 22'
SIDEYARD SETBACK: 0'
BUILDING TO BUILDING: 20'
MAX. UNITS PER BUILDING: 12 (EXCLUDING APARTMENTS)
MAX. BUILDING BLOCK LENGTH: 180'
- OPEN SPACE: NONE REQUIRED IN B3, CSSC
- PARKING:
REQUIRED: 2 P.S. / UNIT @ 66 UNITS = 132 P.S.
PROVIDED: 132 P.S. (66 GARAGE SPACES + 66 OFF-STREET SPACES)
- IMPERVIOUS SURFACES:
ALLOWED: 85% (3.80± AC.)
PROPOSED: LESS THAN 85%
- BUILDING COVERAGE:
ALLOWED: 40%
PROPOSED: 18.3%
- EXISTING FOREST: 0.26± AC.
FOREST TO BE REMOVED: 0.26± AC.
- THE BOUNDARY IS TAKEN FROM RECORD PLATS LISTED ABOVE, PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC.
- THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER, 24025C0261 D, EFFECTIVE DATE JANUARY 7, 2000.
- THERE ARE NO WETLANDS OR WATERS OF THE U.S. IDENTIFIED ON-SITE.
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
- FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- PROPOSED PUBLIC UTILITIES SHALL BE LOCATED IN A DRAINAGE AND UTILITY EASEMENT WHEN LOCATED OUTSIDE OF A PUBLIC RIGHT-OF-WAY.
- THE PROPOSED ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EXISTING DRAINAGE & UTILITY AND STORMWATER MANAGEMENT EASEMENTS ARE TO BE REVISED, BASED ON THE PROPOSED LAYOUT AND FINAL ENGINEERING.

PLAN TYPE: P
PLAN NO.: 13-000
SERIES NO.: 1
DATE: 3/5/13
DRAFTER: 413113



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
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RECEIVED
MAR -5 2013
Harford County, Dept. of Planning

PRELIMINARY PLAN
FOR
JOPPA CROSSING
FIRST ELECTION DISTRICT

DATE	REVISIONS	JOB NO.: 17441
		SCALE: 1" = 40'
		DATE: 03/05/2013
		DRAWN BY: MVM
		DESIGN BY: JMK
		REVIEW BY: JMK
		SHEET: 1 OF 1